

**To:** McCoy, Erin[McCoy.Erin@epa.gov]  
**Cc:** Juett, Lynn[Juett.Lynn@epa.gov]; Pemberton, Scott[Pemberton.Scott@epa.gov]  
**From:** Peterson, Mary  
**Sent:** Thur 1/26/2017 6:26:43 PM  
**Subject:** FW: Misc Update-Gray's Station Intro  
[2017 land use map.pdf](#)  
[IDALS Application.pdf](#)

Erin,

See email below from Rita Connor. I think it helps address some of your concerns. I will continue to be the main point of contact with the city regarding redevelopment.

I would like to set up a meeting with the city as soon as possible – when will we have refined cost estimates from Tetra Tech?

**Mary P. Peterson, Director**

**Superfund Division**  
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*"To safeguard the health of our communities for all generations,  
we clean up contaminated lands.  
In a culture of teamwork and respect,  
we are efficient, innovative, and fiscally responsible stewards of public trust."*

**From:** Conner, Rita A. [mailto:RAConner@dmgov.org]  
**Sent:** Thursday, January 26, 2017 12:17 PM  
**To:** Peterson, Mary <Peterson.Mary@epa.gov>  
**Cc:** Delafield, Phillip M. <PMDelafield@dmgov.org>  
**Subject:** Misc Update-Gray's Station Intro

Hi Mary, hope you're well. We are still awaiting the appraisal for the site, hope to see it very soon.

I'm attaching an updated map of the conceptual plans for the larger area. We've provided these in the past to tell the broader story. The new addition to the graphic is the planning for the Norfolk Southern owned acres. Hubbell Realty Company was approved by City Council Monday to continue work with us to finalize a development agreement to build out approximately 1100 residential units on these acres; the majority of the units are forecast to be owner occupied. This neighborhood, Gray's Station, will connect to and complement the Gray's Landing neighborhood under development to the north. We also still have the school district, amphitheater interest and other stakeholders with us for the Dico site.

The estimated investment in Gray's Station is (conservatively) \$100 million. Approximately \$23 million of that amount will be for a front end process to perform environmental remediation, remove and replace fill material, grade and construct utilities, and perform a proposed wetland reconstruction to City regional stormwater basins that is described in the attached funding application to the State of Iowa. In its best form, this water quality project and the new neighborhoods will allow the City and all our partners to tell the best story of environmental remediation and reclamation, and highlight water quality over past water system negative impact.

We'll pass this on to the owner as well. Please advise of questions. We will send the appraisal as soon as possible and look forward to the follow up meeting we discussed. There are also a couple of overlap items with the Dico site and the Norfolk Southern land (mainly the "tail" into the Dico site) that we need to get advisement on at some point.

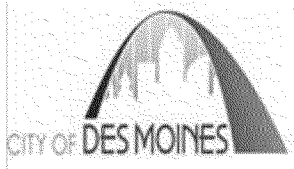
Thanks!

Rita Conner

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